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ADVOCATE – CUM – NOTARY

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Opp. Hotel Venite,
Panaji – Goa.
Ph. No.2426028

Date : _____

SEARCH REPORT –

My client Shri Tony Rodrigues, son of Shri Alfredo Rodrigues, resident of Taleigao Ilhas Goa and who is the Managing Partner of the Construction Firm known under the name and style of "M/S T.R. CONSTRUCTIONS" with its office at Fatima Chambers Panaji Goa requested me to submit a SEARCH REPORT in respect of the properties hereinbelow described and in compliance with the said request I am submitting the same.

PROPERTY NO:1

ALL THAT PART AND PARCEL of the land known as "AFORAMENTO DE DONDREM" also known as "CALCOLEM MOROD" found registered in the Land Registration Office (Conservatoria De Registo Predial) under No: 8031 at Panaji 113 of B-21 (new), and is annexed to the property described under No: 8026 at page 111 of Book B - 21 (new) described in the Taluka Revenue Office of Tiswadi under Matriz Predial No: 127 for original entire property and 1026 for the house as urban property and surveyed under No: 163/1 of Village Taleigao and within the limits of Taleigao Village Panchayat registration Sub - District of Ilhas, District of North Goa, State of Goa admeasuring 2201 m^2 and the entire property is bounded as under:-

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ON OR TOWARDS THE NORTH :- By the property of the heirs of Shri Pedro Vincent Afonso.

ON OR TOWARDS THE SOUTH :- By the property of the heirs of Narayan L. Naik Bhatcar.

ON OR TOWARDS THE EAST :- By the remaining property "Dondrem" described under No: 8027 at folio 111 of Book B-21 (new) and

ON OR TOWARDS THE WEST :- By the property of the heirs of Narayan L. Naik Bhatcar.

The property above described shall hereinafter be referred to as the property No:1.

PROPERTY NO:2

ALL THAT PART AND PARCEL of the plot of land known as "DONDREM" situated at Village Taleigao totally admeasuring 381 m^2. The said property "DONDREM" is seperately described in the Land Registration

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Office (Conservatoria de Registo Predial) under No: 15704 at page 127 of Book B-41 (new) and found enrolled in the Taluka Revenue office under Matriz Predial No: 68 and surveyed under Survey No: 163/1 of Village Taleigao within the limits of Village Panchayat Taleigao registration Sub - District of Ilhas, District of North Goa, State of Goa and the said property "DONDREM" is bounded as follows:-

ON OR TOWARDS THE NORTH :- By paddy fields "Amaral" belonging to Maria Henriqueta Cletildes Afonso and Ors.

ON OR TOWARDS THE SOUTH :- By the property of Constancio A. Mendonca.

ON OR TOWARDS THE EAST :- By the property of Communidade of Taleigao.

ON OR TOWARDS THE WEST :- By the property of Jose Romaldo Atanasio Lopes.

This property "DONDREM" shall hereinafter be referred to as the Property No:2.

PROPERTY NO:3

ALL THAT PART AND PARCEL of the plot of land known

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as "LOTE 'A' " also known as "DONDREM" situated in the Village of Taleigao of Tiswadi Taluka, surveyed under Survey No: 163/1 of the said Village of Taleigao to - tally admeasuring 3806 m^2 and found described in the Land Registration Office of Ilhas (Conservatoria De Registo Predial) under No: 19344 at page 149 of Book B-51 (new) and enrolled in the Taluka Revenue Office of Ilhas under Matriz Predial No: (3/30th part of 954) and lying within the limits of Village Panchayat of Taleigao Registration Sub - District of Ilhas District of North Goa, State of Goa and is bounded as under:-

ON OR TOWARDS THE NORTH :- By the paddy field "Amaral" of Maria Henriquieta Clotildes Afonso and Ors.

ON OR TOWARDS THE SOUTH :- By the remaining property of Narayan L. Naik Bhatcar.

ON OR TOWARDS THE EAST :- By the property of Joaquim Santana Nazareth and re - maining part of the property bearing Land Registration No: 14472.

ON OR TOWARDS THE WEST :- By the property of Maria Adelia Gundicala da Silva Nazareth and remaining part

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: of the property bearing Land Registration No: 14472.

ON OR TOWARDS THE WEST: By the property of Maria Adelia Gundicala da Silva Nazareth and remaining part of the property bearing Land Registration No:14472.

The property hereinbefore described shall hereinafter be referred to as Property No:3.

Documents / Records inspected in respect of property No:1 above referred to.

Document dated 06/07/1908

Escritura de Venda Com Pagamento e quitacao do Preco (Deed of Sale and Receipt) Book No: 33 at page 13 (reverse) to 14 (reverse) of Notary of Comarca Ilhas Goa, Dr. Vinayak Senai Singbal at Panaji Goa.

24/07/1908. Registration of Inscription, recorded at No: 5718, of Book F-12, at Folio 151 of Land Registration Office of Ilhas, Panaji Goa.

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From 1947 To 1951	Nil
15/12/1952	Death Certificate of Mr. Joaquim Santana Nazareth, issued by office of Registration of Births and Deaths, Ilhas , Panaji , Goa.
28/09/1968	Death Certificate of Mrs. Maria Gundiçala da Silva Nazareth, issued by office of Registration of Births and Deaths, Ilhas, Panaji , Goa.
From 1969 To 1989	Nil
11/09/1990	Deed of Succession drawn at pages 94 (reverse) of Notarial Book No: 635, of Ex - Officio Notary , Judicial Division of Ilhas at Panaji, Goa.
20/09/1990	Official Gazette, Series III, No: 25.

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PROPERTY NO. 2

23/12/1943	Registration of Inscription, recorded at number 15699, of Book G.27, at folio 142 of Land Registration Office at Panaji , Ilhas , Goa.
From 1947 To 1951	Nil
15/12/1952	Death certificate of Mr. Joaquim Santana Nazareth , issued by Office of Registration of Births and Deaths Ilhas, Panaji, Goa.
28/09/1968	Death Certificate of Mrs. Maria Gundicala da Silva Nazareth, issued by office of Registration of Births and Deaths, Ilhas, Panaji, Goa.
From 1969 To 1989	Nil
11/09/1990	Deed of Succession drawn at pages 94 (reverse) of Notarial Book No: 635, of Ex - Officio Notary, Judicial Division of Ilhas at Panaji, Goa.
20/09/1990	Official Gazette, Series III, No:25.

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PROPERTY NO:3

1/09/1944	A public Deed duly registered under Book No: 380, at pages 99 (reverse), of Notary of Comarca, Ilhas , Goa, Dr. Socrates de Costa, at Panaji Goa.
17/09/1946	Registration of Inscription, re - corded at No: 17545, of Book G - 30, at Folio 60 of Land Registration Office of Ilhas Panaji Goa.
From 1947 To 1951	Nil
15/12/1952	Death certificate of Mr. Joaquim Santana Nazareth, issued by office of Registration of Births and Deaths, Ilhas, Panaji Goa.
28/09/1968	Death Certificate of Mrs. Maria Gundicala da Silva Nazareth, issued by office of Registration of Births and Deaths, Ilhas Panaji Goa.
From 1969 To 1989	Nil
11/09/1990	Deed of Succession drawn at pages 94 (reverse)of Notarial Book No: 635 of Ex - Officio Notary, Judicial Division of Ilhas at Panaji Goa.

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20/09/1990 Official Gazette, Series III, No:25.

TRACING OF THE TITLE:

PROPERTY NO:1

ALL THAT property bearing Land Registration No: 8031 known as AFORAMENTO DE DONDREM, referred to in this Search Report as property No:1, situated at Taleigao, was purchased by a Public Deed dated 6th July 1908 , by Shri Joaquim Santan Nazareth, from Smt. Clotildes Hilariana Mendonca e Lopes, widow of Julio Adolf Levoncio Lopes. This property was allotted to said Clotildes in the Inventory Proceedings amongst minors held in the Court of Civil Judge, Second Office, Ilhas, Panaji, Goa.

On 24th July, 1908, the said property stands re - gistered and inscribed under No: 5718 of Book F-12, folio 151 in the name of Shri Joaquim Santan Nazareth.

The said Shri Joaquim Santan Nazareth got registered "Noting No:1" to the Book of Description B-21 (new) that the said property 8031 does not belong to Communidade of Taleigao. The said "Noting No:1" was supported by certi- ficate from Escrivao of Communidade of Taleigao.

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PROPERTY NO:2

ALL THAT property referred to in this Search Report as Property No:2, bearing No: 15704 of Book B-41 (new) stands registered and inscribed in the name of Mrs. Maria Adelia Gundicala da Silva Nazareth under inscription No: 15699 of Book G-27 at folio 142 as the same was purchased by her on 29/3/1943 in the Court Auction held by Civil Court, Ilhas, Panaji, Goa in its First Office, in the matter between Mr. Rudraji Narayan Sinai Nagarcenkar and Shri Jose Santana Viegas.

PROPERTY NO. 3

ALL THAT property known as DONDREM, referred to in this Search Report as Property No.3, bearing Land Registration No. 19344 of Book B - 51 (New), was a seperated part (2/30th part) of the entire original property described under No. 14472 of Book B-38 (new), belonged to and was owned by Mr. Narayan L. Naik Bhatkar.

On 1st September 1944 by a Public Deed duly registered the said property was purchased by Mrs. Maria Adelia Gundicala da Silva Nazareth as the same property was auctioned by the Court Receiver, namely Mr. Joao Jose Francisco Couto, in the Execution Proceedings filed against the said Mr. Narayan L. Naik Bhatkar.

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The said property 19344 stands registered and in - scribed in favour of Mrs. Maria Adelia Gundicala da Silva Nazareth under No. 17545 of Book G-30, folio 60 (reverse).

As a result of the abovesaid Public Deeds all the three properties abovementioned, i.e. Properties No. 1, 2 and 3, were owned and possessed by Shri Joaquim Santan Nazareth and his wife Mrs. Maria Adelia Gundicala da Silva Nazareth, both residents of Taleigao, Tiswadi, Goa.

On 15th December 1952, said Shri Joaquim Santan Nazareth expired at Taleigao, leaving behind him, his wife, the said Mrs. Maria Adelia Gundicala da Silva Nazareth as his moiety holder (half sharer) to the estate left behind by him.

On 28th September 1968, said Mrs. Maria Adelia Gundicala da Silva Nazareth expired at Taleigao , leaving behind her three daughters, mamely, (1) Smt. Ilda Fernandes da Conceicao da Silva, widow of late Shri Gerald Vincente Carlos da Silva, (2) Smt. Maria Alina Ermeliana Nazareth alias Maria Alina Ermeliana Nazareth D'Mello, married to Mr. Manuel Felix D'Mello and (3) Smt. Maria Rita Ema Santana Nazareth Rebello, married to Mr. Joao de Deus U.P. Rebello, as only legal heirs and successors to the estate left behind by her which fact was confirmed by the Deed of Succession, drawn before the Ex - Officio Notary at Ilhas, Panaji Goa.

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LEGAL SCRUTINY REPORT
AND
CERTIFICATE OF TITLE

DESCRIPTION OF THE PROPERTY UNDER SCRUTINY

ALL THOSE THREE PLOTS OF LAND known as "LOTE" "A" or "DONDREM" or "AFOROMENTO DE DONDREM" or "CALCOLEM MOROD" situated at Taleigao, totally admeasuring area of 6388 square metres, the entire property is described in the Land Registration Office (Conservatoria de Registo Predial) under three nos. i.e. (1) 8031 of Book B-21 (new) at Page 113, (2) 15704 of Book B-41 (new) at Page 127, and (3) 19344 of Book B-51 (new) at Page 149, and registered in the Taluka Revenue Office of Tiswadi under three seperate Matriz Predial Nos. 1062 (127), 68 and 3/30th part of 954 respectively, and entirely surveyed under No: 163/1 of Taleigao Village, within limits of Taleigao Village Panchayat, Registration Sub - District of Ilhas, District of North Goa, State of Goa and three properties are jointly bounded as under.

ON THE NORTH : By Survey No: 162/3

ON THE SOUTH : By Survey No: 172

ON THE EAST : By Survey No: 173/1

ON THE WEST : By Survey No: 164/2

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ENCUMBRANCES

As per the Nil Encumbrance Certificate issued by Sub - Registrar, Ilhas, Panaji, Goa dated 05/03/2003, the abovementioned property under Survey No. 163/1 of Village Taleigao of Tiswadi Taluka is free from any encumbrances/charges thereon from 1st November 2002 to 5th March, 2003.

This certificate is issued after making searches in Book I and indexes relating thereto in said office.

Sub - Registrar of Ilhas, Panaji, Goa has jurisdiction over the abovesaid property and it has been verified that the property is not affected by any subsisting encumbrances.

I have also personally verified the available records. On going through records as per searches made, I hereby certify that there are no encumbrances/charges thereon the said property, to the best of my knowledge.

POSSESSION

As per Survey Form No. I & XIV issued by Talathi of Taleigao, Goa dated 19/6/1990, the entire property bearing Survey No: 163/1 of Taleigao, totally admeasuring about

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6388 square metres is shown in the name of Smt. Maria Adelia da Silva Nazareth as its Occupant. There are also three names of the persons holding rights with respect to house owned by them in the said property.

However on 11/9/1990 vide a Deed of Succession duly recorded before the Ex-Officio Notary of Ilhas, Panaji, Goa, three daughters of late Maria Adelia Gundicala da Silva Nazareth, namely Ilda, Maria Alina and Maria Ema have been qualified as the legal heirs of said late Maria Adelia Gundicala da Silva Nazareth and her husband Joaquim Santan Nazareth.

It is hereby certified that peaceful possession of abovesaid property bearing Survey No: 163/1 is with the abovesaid legal heirs of said Joaquim Nazareth and said Maria Nazareth.

SEARCHES

I have visited offices of Department of Archieves Archeology and Museum, Panaji, Goa, Land Registration Office of Ilhas, Panaji, Goa, Sub - Registrar Office of Ilhas, Panaji, Goa, The Court of Civil Judge, Junior and Senior Division, at Panaji, Goa, Office of P.W.D. Forest Departments, Taleigao Village Panchayat and have carried out the necessary searches required.

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INSPECTION AND VERIFICATION

I have inspected and verified all the documents presented to me, as well as I have examined all the original title deeds called by me from the owners of said property and I hereby certify that they are duly executed by the parties entitled thereto and registered, stamped as per the laws in force in State of Goa from time to time.

CERTIFICATE OF TITLE

The abovesaid property is not subject to any encumbrances, trusts, liens, lispendance etc. to any pending litigation/attachment, land acquisition pro - ceedings and / or requisitioning proceedings. The property is also not affected by any scheme of alignment by any local Authority.

I DO HEREBY CERTIFY that title of (1) Smt. Ilda Fernanda da Conceicao da Silva , widow of late Shri Gerald Vincente Carlos da Silva, (2) Smt. Maria Alina Ermeliana Nazareth alias Maria Alina Ermeliana Nazareth D'Mello, married to Mr. Manuel Felix D'Mello and (3) Smt. Maria Rita Ema Santana Nazareth Rebello, married to Mr. Joao de Deus U. P. Rebello, who are the only legal heirs and successors to the estate left behind by Shri Joaquim Santan Nazareth and Smt. Maria Adelia

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Gundicala da Silva Nazareth, to the property surveyed under No: 163/1, admeasuring 6388 square metres, at Taleigao, Ilhas, Goa IS GOOD, CLEAR, LEGAL AND MARKETABLE.

I have also perused Deed of Succession dated 28th November 2002 upon the death of Mr. Manuel Felix D'Mello drawn in Book No: 677 at page 75-V onwards registered under No: 17 executed by Party Smt. Maria Alina Ermeliana Nazareth alias Maria Alina Ermeliana Nazareth D'Mello registered in the office of the Sub-Registrar of Ilhas at Panaji whereby it is evident that the persons named in the said Deed of Successions have succeeded to the estate of the said deceased.

Similarly, I perused one more certificate of Succession executed in the office of the Notary Ex - Officio of Ilhas at Panaji i.e. the Sub - Registrar of Ilhas drawn on 28/11/2002 in Book No: 677 at page 73-V onwards registered under No: 16 upon the death of Mrs. Ilda F.C. Nazareth D'Silva executed by the Party Shri Mario Emerico Filomeno da Silva whereby the persons named in the said Deed of Successions have succeeded to the estate of the said deceased.

I also perused a Declaration executed by Mrs. Maria Rita Ema Santana Nazareth Rebello on 2nd day of January 2003 in the office of the Civil - cum -

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Sub - Registrar of Ilhas at Panaji and registered under No: 19 at pages 233 to 239 of Book I, Volume No. 1147 dated 3/01/2003 in respect of the said land situated at Village Taleigao of Tiswadi Taluka to the effect that she alone has succeeded to her husband in respect of the property hereinbefore described and in respect of which her late husband was one of the co-owners.

Finally, I have perused the agreement dated 12/03/2003 executed between Mrs. Maria Alina Ermeliana Nazareth D'Mello alias Mrs. Maria Alina D'Mello and 10 others as Vendors and M/S T.R. Construction represented by its proprietor Shri Tony Rodrigues as the Purchaser and the same stands registered in the office of Sub - Registrar of Ilhas at Panaji under No: 625 at pages 212 to 233 of Book No . I, Volume No. 1173 dated 13/03/2003.

Therefore, barring this agreement, which is sub - sisting, there is no other type of encumbrances of what - soever nature subsisting in respect of the property hereinbefore described.

I also perused another Nil Certificate of Incum-- berances for the period from 20th September 1990 to 7th April 2003 issued by the Sub - Registrar of Ilhas at Panaji in support of the present Search Report.

Panaji Goa.

Dated : 8th April, 2003.

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